



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

**REVISED BOARD LETTER**

June 14, 2004

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**GENERAL PLAN AMENDMENT 00-188-(5)  
ZONE CHANGE CASE NO. 00-188-(5)  
CONDITIONAL USE PERMIT 00-188-(5)  
OAK TREE PERMIT CASE NO 00-188-(5)  
VESTING TENTATIVE TRACT MAP NO. 53235  
PETITIONER: SONDERMANRING PARTNERS-TOPANGA  
11377 WEST OLYMPIC BOULEVARD, 10<sup>TH</sup> FLOOR  
LOS ANGELES, CALIFORNIA 90064  
CHATSWORTH ZONED DISTRICT  
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Certify that the Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Environmental Impact Report prior to approving the project; and adopt the mitigation monitoring program incorporated in the Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation;
2. Direct County Counsel to prepare a resolution for adoption amending the Los Angeles Countywide General Plan (General Plan Amendment Case No. 00-188-(5))

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Vesting Tentative Tract Map 53235-(5)**

as recommended by the Regional Planning Commission.

3. Direct County Counsel to return with an ordinance to change zones within the Chatsworth Zoned District as recommended by the Regional Planning Commission (Zone Change No. 00-188-(5)).
4. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit 00-188-(5), Oak Tree Permit 00-188-(5) and Vesting Tentative Tract Map 53235.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the Countywide General Plan to reflect current conditions for the Chatsworth area.
- Update the zoning of the subject property to allow the property owner to develop the property with a clustered condominium residential project that is compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

**Implementation of Strategic Plan Goals**

The County's Strategic Plan goal of service excellence is achieved through the timely, accurate and efficient processing of the project.

The proposed General Plan amendment, zone change, conditional use permit, oak tree permit and vesting tentative tract map promote the goal of fiscal integrity because the proposed residential development will increase the County's revenue base.

The General Plan amendment, zone change, conditional use permit, oak tree permit and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of critically needed housing.

**FISCAL IMPACT/FINANCING**

Adoption of the proposed General Plan amendment and zone change and approval of the conditional use permit, oak tree permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no

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request for financing is being made.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 17, 2003 the Regional Planning Commission conducted a concurrent public hearing on the proposed project. The hearing had been continued from November 20, 2002, March 19, 2003 and June 18, 2003. The requests before the Commission were: (1) general plan amendment 00-188-(5) to change the Land Use Policy Map from Non-Urban to Low Density Residential on the 13.28 acre site, (2) a zone change from the existing A-1-1 (light agriculture) to RPD-5,000-6U (Residential Planned Development zone) (3) a conditional use permit to ensure compliance with requirements of the proposed planned residential development zone and hillside management provisions, (4) an oak tree permit to authorize the removal of one oak tree, (5) vesting tentative tract map 53235 to allow the development of 65 new residential condominiums. The Regional Planning Commission voted to recommend approval of the requested general plan amendment and zone change and to approve the conditional use permit, oak tree permit, and vesting tentative tract map at their March 10, 2004 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit, oak tree permit and vesting tentative tract map are deemed to be called for review by your Board. A public hearing is required pursuant to Section 22.16.200 and Section 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

**ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on education, biota, noise, fire protection, visual qualities, traffic/access and libraries. A Draft Environmental Impact Report was prepared and circulated for public and agency review. As part of the public review process the proposed project was significantly reduced in intensity from 159 dwelling units to 65 residential condominiums. The Draft Environmental Impact Report, including the recirculation of the Biological Resources Section and project revisions showed that there is not substantial evidence, in light of the whole record before the Commission that the project, as revised, may have a significant effect on the

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environment. Based on the Draft Environmental Impact Report and project revisions, the Department of Regional Planning prepared a Final Environmental Impact Report for the project. Conditions or changes in the proposed project were necessary in order to ensure that the proposed project will not have a significant effect on the environment and such conditions or changes have been included in the Mitigation Monitoring Program for the project.

**IMPACT ON CURRENT SERVICES OR PROJECTS**

Action on the proposed project is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



Frank Meneses, Administrator  
Current Planning Division

FM:EF:ef

Attachments: Commission Resolution, Legal Descriptions, Commission Findings & Conditions, Commission Staff Reports & Attachments, Tentative Tract Map, EIR

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works